



CITY OF
RIVERSIDE

Planning Services Fee Schedule

Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone (951) 826-5371

Planning Division
RiversideCa.gov/Planning

Fees subject to change. Please Contact CEDD Staff for verification of current fees.

Effective July 16, 2016, Amended July 2017 by Resolution 23216. Revised November 2017.

DEVELOPMENT REVIEW COMMITTEE AND ADMINISTRATIVE				BASE FEE PER APPLICATION	MAY BE REQUIRED	SENIOR HOUSING REDUCED FEE
P+	Type	Subtype	Minor Conditional Use Permits		EIS	
7005	PL_ZA	CU-MIN	Minor Conditional Use Permit	\$3,938	✓	
Variances, Modifications, Exceptions and Fair Housing Requests						
8800	PL_ZA	VR-MIN	With Signatures (Residential Zones Only)	\$1,725		
8800	PL_ZA	VR-MIN	Without Signatures (All Zones)	\$2,586		
Parcel Maps						
7700	PL_ZA	PM	Parcel Map/Waiver of Parcel Map	\$8,125		
7700	PL_ZA	PM	Parcel Map Revision*	\$5,906		
Design Review						
	PL_ZA	CDR	Conceptual Development Review	\$1,712	✓	\$719
7200	PL_ZA	DR-CMP	General (Commercial, Industrial, Multi-family)	\$3,560	✓	\$1,458
7200	PL_ZA	DR-CMP	General (Commercial, Industrial, Multi-family) - Revision* / Substantial Conformance	\$2,282	✓	\$947
9117	PL_ZA	L-MIN	Landscape and Irrigation (Single-Family Residential) Subject to WELO	\$380		
9117	PL_ZA	L-CMP	Landscape/Irrigation (Commercial, Industrial, Multi-family) - Subject to WELO	\$919		
7200	PL_ZA	PP-MIN	Single-Family Residential - RC Zones, Manufactured Dwellings and Subdivisions	\$488	✓	
Signs						
7200	PL_ZA	SN	Signs (New or replacement)	\$253		
7200	PL_ZA	SN	Establishing Sign Criteria	\$919		
Administrative						
7051	PL_ZA	PCRN	Alcohol License Review (Public Convenience or Necessity)	\$1,402		
9280	PL_ZA	DC	Day Care Permit	\$864		
	PL_ZA	MMC	Marijuana Cultivation Permit	\$272		
9270	PL_ZA	NC	Nonconforming Status Determination	\$3,252		
9221	PL_ZA	ZL	Rebuild Letter	\$649		
9200	PL_TUP	OTHER	Recycling Permit	\$1,025		
7400	PL_ZA	VC-S	Summary Vacation Review (City Council Approval Required)	\$2,133		
9200	PL_TUP	(various)	Temporary Use Permit - Major	\$1,025		
9200	PL_TUP	(various)	Temporary Use Permit - Minor	\$200		
9221	PL_ZA	ZL	Zoning Letter	\$219		
Zoning Plan Check w/ Building Permits						
			Commercial, Industrial, Multi-Family (New Construction)	\$538		
			Commercial, Industrial, Multi-Family (Tenant Improvements, Minor Additions or Exterior Remodels, etc.)	\$323		
			Landscape/Irrigation - Minor (Not subject to WELO or WQMP requirements)	\$54		
			After Hours Plan Check	\$210.00/hr		
			Single-Family Residential (New Construction, Major Additions)	\$269		
			Single-Family Residential (Over the Counter - Minor Addition, Accessory Structures, Patio Covers, etc.)	\$54		
Historic Preservation						
	PL_CHB		Certificate of Appropriateness	\$0		
	PL_CHB	MILLS	Historic Preservation Mills Act – Application Fee	\$404		
6101	Init. in original case		Historic Preservation Mills Act – Contract Initiation	\$3,274		



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PLANNING COMMISSION				BASE FEE PER APPLICATION	MAY BE REQUIRED	SENIOR HOUSING REDUCED FEE
Conditional Use Permit					EIS	
7000	PL_CPC	CU	Conditional Use Permit	\$8,615	✓	\$3,559
Development						
7520	PL_CPC	AMD	Amendment to Zoning Text / Interpretation of Zoning Text	\$5,320	✓	
7500	PL_CPC	CC	Condominium Conversion	\$10,202	✓	
8600	PL_CPC	DA	Development Agreement	\$13,063	✓	
8600	PL_CPC	DA	Development Agreement - Revision*	\$9,033	✓	
8300	PL_CPC	GP	General Plan Amendment	\$9,933	✓	
7300	PL_CPC	PD	Planned Residential Development	\$13,648	✓	
7100	PL_CPC	RZ	Rezoning Request	\$6,868	✓	
7200	PL_CPC	PPE	Site Plan Review	\$14,138	✓	
7200	PL_CPC	PPE	Site Plan Review - Revision*	\$9,755		
8400	PL_CPC	SP	Specific Plan Review (Or Actual Cost if Greater)	\$27,726	✓	
8400	PL_CPC	SP	Specific Plan Revision to existing Specific Plan	\$19,347	✓	
	PL_CPC		Street Name Change	\$6,267		
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (10 lots or fewer)	\$10,516	✓	
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (10 lots or fewer) - Revision*	\$7,551	✓	
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (More than 10 lots)	\$15,196	✓	
7600	PL_CPC	TM	Tentative Tract / Reversion to Acreage (More than 10 lots) - Revision*	\$10,687	✓	
7400	PL_CPC	TP	Traffic Pattern Modification	\$11,339	✓	
7400	PL_CPC	VC	Vacation - Street, Alley or Pedestrian Walkway	\$11,339	✓	
8000	PL_CPC	VEST	Vesting Map Review (10 lots or fewer)	\$18,907	✓	
8000	PL_CPC	VEST	Vesting map Review (More than 10 lots)	\$27,083	✓	
APPEALS, TIME EXTENSION, ENVIRONMENTAL AND MISC.				BASE FEE PER APPLICATION	MAY BE REQUIRED	SENIOR HOUSING REDUCED FEE
9020	Init. in original case		Appeal - Airport Land Use Commission	\$1,399		
9020	Init. in original case		Appeal - Maps - Non Applicant in RA5 and RC Zones	\$0		
9020	Init. in original case		Appeal - Planning Commission and Zoning Administrator Cases	\$2,529		
8760	PL_CPC	EIR	Environmental Impact Report (minimum review fee)	\$94,326	DFG Fees apply for ND, MND and EIR	
8700	Init. in original case		Environmental Initial Study (Completed by City) - Existing Development	\$4,708		\$1,883
8700	Init. in original case		Environmental Initial Study (Completed by City) - New Development	\$6,859		\$2,744
9010	Init. in original case		Environmental Initial Study (Peer Review of Outside Consultant)	\$2,151		\$861
9300	PL_MISC		Zoning or General Plan Map - Copy	\$25 plus tax		
9240	PL_CPC	MISC	Modification/Clarification of Conditions	\$1,588		
9080	Init. in original case		Planning Re-inspection	\$430		
9300	PL_MISC		Printed or Photo Copies of Printed Materials (per document)	\$0.10 per page		
6101	Init. in original case		Public Hearing Re-advertising	\$485		
9410	PL_MISC		Specialized Report Request (Per ½ hour or portion)	\$25		
9108	PL_ZA	TE	Time Extension	\$702		
9108	PL_ZA	TE	Time Extension (Public Hearing)	\$1,749		
	PL_CPC	AP	Williamson Act Contract (Agricultural Preserve)	\$1,265		
*Revision applies to projects that have been recently approved/entitled, but not constructed/enacted. Changes to existing projects (i.e. additional children at a day care center) requires application of a new entitlement.						